

**Summary of Decisions of the Building Committee  
Building Committee I 41/2022 held on 22.11.2022**

(a) MAI 1 41/2022

Issue : Application for hotel concessions.

Decision : Noting that the proposal generally met the criteria set out in PNAP APP-40, the committee agreed to grant hotel concessions under B(P)R 23A.

(b) BCI 1 41/2022

Issues : (i) Exclusion of aboveground carpark from GFA calculation.  
(ii) Excessive site coverage of the podium above 15m from ground level.  
(iii) Building structures projecting over and under the internal road.  
(iv) Determination of street under PNAP APP-152.  
(v) Non-compliance with the building separation requirements on Continuous Projected Façade Length and Permeability at the low zone.

Decisions : (i) Noting that there were genuine site constraints rendering the construction of an underground carpark for the proposed development technically infeasible, the committee had no in-principle objection to grant 100% GFA concession for the aboveground carpark subject to no adverse comment from relevant department.  
(ii) Noting that the proposal generally met the criteria set out in PNAP APP-101, the committee had no in-principle objection to permit excessive site coverage of the podium above 15m from ground level subject to no adverse comment from relevant department.  
(iii) Having considered the circumstances of the case, the committee had no in-principle objection to permit the building structures projecting over and under the internal road.  
(iv) Having considered the site circumstances, the committee had no in-principle objection to accept the street for assessment of building separation requirement.  
(v) In recognition of the genuine constraints under the special circumstances of the case, the committee accepted in-principle to the proposal.

(c) BCI 2 41/2022

- Issues : (i) Exclusion of district cooling system plant rooms from GFA calculation.
- (ii) Exclusion of automated refuse collection system plant rooms from GFA calculation.
- Decisions : (i) The committee, having considered the AP's justifications, accepted in-principle the exclusion of the proposed plant rooms for district cooling system from GFA calculation.
- (ii) Having considered the circumstances of the case, the committee had no in-principle objection to exclude the proposed plant rooms for automated refuse collection system from GFA calculation.